

APPROVED 9/28/16
TOWN OF NORTH HAVEN, CONNECTICUT
MINUTES
Inland Wetlands Commission

Minutes of the Inland Wetlands Commission meeting held on Wednesday, August 24, 2016 at the North Haven Memorial Library, 17 Elm Street, in the Community Room at 7:00 p.m.

MEMBERS PRESENT:

Mark R. Trojanowski, Chairman

Steven J. Nugent, Secretary

Pat Libero

Joseph L. Tenedine

Anna Garsten

Frank H. Bumsted, Alternate, sitting

Steven Miller, Alternate, sitting

ABSENT MEMBERS:

Peter Tenedine, Vice Chairman

Cheryl A. Juniewicz

Pamela Sletten, Alternate

TOWN STAFF:

Alan Fredricksen, Land Use Administrator

Jonathan Bodwell, Town Engineer

Laura Magaraci, Zoning and Inland Wetlands Enforcement Officer

Genevieve Bertolini, Stenographer

Sandra Lion, Clerk

AGENDA:

Mr. Trojanowski, Chairman, called the meeting of the Inland Wetlands Commission to order at 7:03 PM and introduced the Commission and town staff. Then, Mr. Trojanowski asked if there were any further matters to come before the Commission. Mr. Fredricksen stated that he would like to update the Commission regarding 88 Buell Street. Mr. Trojanowski added this item under "Other" on the agenda.

PUBLIC HEARING:

Mr. Nugent, Secretary, read the call for the Public Hearing.

1. #I16-06 Application of 415 Washington Avenue Partners LLC, Applicant and Owner, relative to 409 Washington Avenue, (Map 90, Lot 6), seeking Permit to Conduct Regulated Activity and Site Plan Referral. Plan Entitled: 415 Washington Avenue, Town of North Haven, Connecticut. Prepared by Langan CT, Inc. Dated: 7/27/16. Scale 1"=40'. IL-80/IL-30 Zoning Districts.

Attorney Susan Hays of Updike, Kelly and Spellacy, presented the application for a Permit to Conduct Regulated Activity and a Site Plan Referral to permit the redevelopment of this approximately 169 acre site which formerly contained the Pratt & Whitney Aircraft factory complex. The demolition of the main manufacturing building has essentially been completed. All buildings on the site will ultimately be demolished. One building is proposed for the property; a single story, 855,000 square feet warehouse/trucking terminal to be constructed on the eastern side of the property in the area that contained the main factory and office structure. The regulated activity consists of grading for the access road to the overflow parking area and drainage system upgrades.

John Plante, P.E. of Langan Engineering, gave an overview of the proposed project and compared it to a prior proposal approved by this Commission. He stated that the extension of Valley Service Road is not part of this application. Then, he submitted photographs of the site as Exhibit A. He explained that they will be encroaching on .07 acres of the wetlands buffer area. He discussed the drainage plan and gave a brief overview of the drainage report. He submitted a letter responding to town staff comments as Exhibit B and then reviewed the comments with the Commission. The Commission asked questions and Mr. Plante responded.

Kevin King, Environmental Specialist, gave an update regarding the remediation of the site and answered questions from the Commission. Attorney Hays and Mr. Plante also responded to further questions from the Commission.

Mr. Trojanowski asked for Public comment:

Public Comment:

1. Paul Wyman, 11 Defco Park Road, asked questions regarding; a gate at the end of Nume Road, the traffic flow pattern, sewers, and if there will be any drainage into the Defco Park Road area.
2. Sherman Katz, 40 Sherwood Drive, asked how they will take care of snow removal.
3. Steve Cole, 29 Nume Road, asked about the hours of operation and if there will be some type of buffer for noise between this site and nearby residents, and if the pump house on Nume Road will remain. He also has traffic concerns.

Mr. Bodwell responded to public comment regarding the pump station. Attorney Hays and Mr. Plante also responded to public comment.

DELIBERATIONS:

1. #I16-06 Application of 415 Washington Avenue Partners LLC, Applicant and Owner, relative to 409 Washington Avenue.

Mr. Bumsted moved to approve a Permit to Conduct Regulated Activity and to send a Positive Site Plan Referral to the Planning and Zoning Commission with the following conditions, including all staff recommendations in their comments; the existing wooded access road, on the western side of the property, must be cleared once a year for the maintenance of discharge points, town staff to approve the placement of wetland markers, plantings and a maintenance plan for drainage control structures; Mr. Libero seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – aye Libero – aye J. Tenedine – aye Garsten – aye Bumsted – aye Miller – aye

The application was approved with appropriate conditions.

INFORMAL: None

OTHER:

-88 Buell Street

Laura Magaraci, Zoning and Inland Wetlands Officer and Alan Fredricksen, Land Use Administrator, updated the Commission regarding the dredging of a pond located at 88 Buell Street that has now been completed.

ENFORCEMENT ACTION:

-480 Valley Service Road

Laura Magaraci, Zoning and Inland Wetlands Officer and Alan Fredricksen, Land Use Administrator, updated the Commission regarding the enforcement action at 480 Valley Service Road.

EXTENSIONS: None

PERMITTED USES AS OF RIGHT: None

BOND RELEASES & REDUCTIONS: None

CORRESPONDENCE: - #116-05, 156 & 158 State Street, Referral Approval Letter
- The Habitat, Summer 2016
- DEEP Letter, 999 Mount Carmel Avenue

Mr. Fredricksen reviewed the correspondence with the Commission.

MINUTES:

-July 27, 2016

Mr. Bumsted moved to approve the July 27, 2016 meeting minutes; Mr. J. Tenedine seconded the motion. The Commission voted as follows:

Trojanowski – aye Nugent – aye J. Tenedine – aye Garsten – aye Bumsted – aye Miller – aye

ADJOURN:

Mr. Bumsted moved to adjourn the meeting; Mrs. Garsten seconded the motion. The meeting was adjourned at 8:42 PM.